

#### IV.D. Narrative Information Sheet

1. Town of Lincoln, Maine;

63 Main Street,

Lincoln, Maine 04457-1496

2. Funding Requested-

a. Assessment Grant Type-Community Wide

b. Federal Funds Requested

i. \$300,000

ii. No waiver

c. Contamination

\$265,955.63 Hazardous Substance and \$34,044.37 Petroleum

3. Location-

a) Lincoln;

b) Penobscot County;

c) Maine

4. Property Information for Site Specific Proposals-

Not applicable

5. Contacts

a. Project Director

Jay Hardy;

(207) 233-8961;

[jay.hardy@lincolnmaine.org](mailto:jay.hardy@lincolnmaine.org);

63 Main Street, Lincoln, Maine 04457-1496

b. Chief Executive/Highest Ranking Elected Official

Richard Bronson

(207) 794-3327

[town.manager@lincolnmaine.org](mailto:town.manager@lincolnmaine.org)

63 Main Street, Lincoln, Maine 04457-1496

6. Population-5,085

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less	4
The Applicant is, or will assist, a federally recognized Indian Tribe or United States territory	3 & 4
The priority brownfield site(s) is impacted by mine-scarred land	
The priority site(s) is adjacent to a body of water (i.e. the border of the priority site(s) is contiguous or partially contiguous to the body of water, or	1&2



would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM  
ACTING COMMISSIONER

January 24, 2019

Mr. Frank Gardner  
EPA Region 1  
5 Post Office Square  
Suite 100, Mailcode: OSRR7-2  
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the Town of Lincoln plans to conduct site assessments and is applying for federal Brownfields grant funds.

Jay Hardy of the Town of Lincoln has developed an application requesting federal Brownfields Site Assessment Grant funding for assessing Brownfields sites in the town (community wide).

If the Town of Lincoln receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, Quality Assurance Plans, and Health and Safety Plans. For sites where cleanup is pursued, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight (as necessary) of contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 592-0882 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgkins  
Voluntary Response Action Program  
Division of Remediation  
Maine Department of Environmental Protection

Pc: Jay Hardy, Town of Lincoln

AUGUSTA  
17 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688 FAX: (207) 287-7826

BANGOR  
106 HOGAN ROAD, SUITE 6  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769  
(207) 764-0477 FAX: (207) 760-3143

## 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION 1.a.

### Target Area and Brownfields 1.a.i Background and Description of Target Area

Lincoln is a small rural town located in the heart of Maine's woodlands on the Penobscot River. This is a community built on natural resources situated around 13 lakes. The lumbering industry started in the Lincoln area around 1805 as a result of a great abundance of the finest white pine lumber and the Penobscot River's 264-mile reach to the Atlantic Ocean. The river provided an important transportation corridor for log driving from interior forests to sawmills and paper mills along the river.

During the 20th century, lumbering was still the main economic driver in the area. Mills were located all along the river and papermaking was the high tech industry of the late 19<sup>th</sup> and early 20<sup>th</sup> Centuries; however, with the dawning of the 21st century, there has been a steady decline in the paper industry with the majority of the Maine mills shut down. In the last 10 years 5 major paper mills on the Penobscot River have closed, devastating the region's economy and threatening generations old ways of life. Now, for the first time in over 175 years, there are no paper making mills on the Penobscot River. The Lincoln Paper and Tissue (**LP&T**) mill closed in 2014 leaving hundreds of people out of work, eliminating our largest tax payer, and creating a domino-effect on other small businesses that relied on the paper making workers and income provided by the mill. The closing of the mill has created vacant lots and houses as well as closed businesses throughout the town.

Lincoln and the Penobscot River are now becoming more associated with recreational use. Lincoln is a short distance from the newly designated Woods and Waters National Monument, the terminus of the Appalachian Trail, and Mt. Katahdin which can be seen northwest of town. Lincoln has recently approved a new Comprehensive Plan that includes a focus on creating a four-season tourist destination and a hub between Mount Katahdin and the Downeast region of Acadia National Park to the southeast. Lincoln has its own length of the East Branch of the Penobscot River, Mattanawcook River, Mattanawcook Lake, and 12 other lakes. Recreation includes snowmobiling, skiing, ice fishing, leaf peeping, hunting, swimming, boating, hiking, fishing, and bird watching.

**1.a.ii Description of the Priority Brownfield Sites** Lincoln has identified the following priority Brownfield sites that correspond with the Towns redevelopment goals. Mattanawcook Junior High School (Regional School Unit #67 [**RSU#67**]); built in 1918 with a large addition constructed in 1961, has probable historic underground fuel tanks, polychlorinated biphenyl (PCB) caulk, and lead paint; **Lincoln Motors** has historical petroleum issues; and the former **LP&T** has over 200 reported hazardous materials and petroleum spills. Lincoln Motors and the RSU #67 occupy water frontage on Mattanawcook Lake one block east of Main Street and the Lincoln business district. The 12-acre **RSU#67** is starting the process of relocation to a larger shared campus that now includes the High School and the elementary school. **Lincoln Motors**, a long-standing motor repair shop, specializing in boat motors, is interested in relocating to Main Street where it will be more visible. The RSU#67 site is adjacent to 7.2 acres of residential properties and Lincoln Motors is adjacent to 6.9 acres of Town Park & Recreation owned lots.

The LP&T (385 acres) is adjacent to Mill Pond and the Penobscot River and northwest of Main Street. The LP&T has forest land adjacent to the Penobscot River and a building complex constructed between 1921 and 1975. A few of the newer buildings may be reuseable, but the older buildings are dilapidated and warrant demolition. Portions of LP&T are mapped within a 100-year FEMA flood zone associated with mapped wetlands and waterbodies. Residential properties and businesses surround the site.

**1.b. Revitalization of the Target Area 1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans** The town's comprehensive plan focuses on redevelopment of LP&T into commercial and industrial business use including the creation of the Maine Forest Products Innovation Park, an Integrated, Innovative Multi-Business Forest Products Center for New England and Canada built to utilize the forest products supply chain starting with the logging cluster located in the Lincoln while preserving the natural area around the river. In March 2018, Lincoln acquired approximately 85 acres of the LP&T site following a Phase I and II Environmental Site Assessments (ESAs). The portion acquired was rarely used by the mill and was determined not to have been impacted with hazardous materials. Lincoln now has a 5-year option to acquire the remainder of LP&T. The town has been actively marketing the property to a cross-laminated timber (CLT) manufacturer. CLT is a relatively new technology that creates low environmental impact, strong, prefabricated wood panels. A wood pellet manufacturer has also expressed interest in developing the site. Lincoln is seeking to acquire the remaining LP&T site pending the results of ESAs and consider their specific redevelopment potential. Portions of the LP&T that border the Penobscot River will be preserved through a conservation easement that will include a walking trail and access for recreational activities.

Lincoln seeks to acquire the 7.2 acres of residential properties between Lincoln Motors and RSU #67. This acquisition will create a 26-acre contiguous taxable lakefront parcel for a proposed recreational center. Currently, RSU#67 is tax exempt. Plans to relocate RSU#67 to the High School campus will reduce transportation costs, share common facilities, and provide other consolidation efficiencies and cost savings.

A component of the lakefront redevelopment is to connect this area via a walking path to Lincoln's Main Street and its business center as well as the proposed LP&T Penobscot River walking path. The recreational center will contain businesses that focus on four season recreation including water sports, hiking, hunting, fishing, and winter sports. A hotel will be located near the lakefront to allow tourists to stay overnight and enjoy the amenities. Because of its mountainous terrain, interior climate, and access to a vast trail system, Lincoln is a prime snowmobiling destination with ample snow. In 2010, the Maine Snowmobile Association reported that the economic impact of snowmobiling to the Maine economy has increased to \$350,000,000 and 23,000 related winter jobs. Our new recreation center can draw these dollars and jobs to our town which can also carry over to summer visitors that will enjoy our 13 lakes and riverfront access. Located in the heart of Maine's undeveloped forest and including 67 miles of river and 70 miles of lake frontage, Lincoln provides outstanding opportunities for water sports.

**1.b.ii. Outcomes and Benefits of Redevelopment Strategy** LP&T site will be revitalized with industrial and commercial operations and the Lakefront recreation zone will support tourism and recreational businesses. New businesses will increase employment, expand tax base and increase property values. Expanding public access to greenspace through the proposed river and lake walking trails will enhance and improve the community's quality of life by enhancing healthy lifestyles through the creation of attractive preserved greenspace and more public access to water recreational activities. All of these outcomes will improve community pride.

**1.c. Strategy for Leveraging Resources 1.c.i. Resources Needed for Site Reuse**

We have met with the Penobscot Indian Nation and they have indicated a strong interest in assisting this effort by using their 128 (a) Brownfields funding to assess the Penobscot River sediments adjacent to LP&T. They will also assist with community outreach among their tribal members to convey the results of their and our assessments.

Lincoln will team with Eastern Maine Development Corporation (EMDC) to provide funding and direction in marketing our business opportunities. EMDC is an Economic Development District (EDD), a Certified Development Company (CDC), a Micro Enterprise Development Organization (MDO), a certified SBA Lender, and most recently a Certified Institution (CDFI). They will offer resources and connections that enhance access to capital and provide alternative routes to financing for businesses.

The Town will also partner with Acadia Capital Management (ACM). ACM is a federally-certified Community Development Entity through the Department of Treasury. It is affiliated with EMDC and specializes in complex project funding between \$10 to \$150 million. It also assists in working with New Market Tax Credits in economically-distressed communities like Lincoln. Lincoln is designated as a federal Opportunity Zone. ACM will connect us to investors and lenders for site acquisition and project development. ACM will also provide management consulting and facilitates financing, create public-private partnerships, and assist with real estate development. ACM will identify and obtain financing and loans to support new business endeavors.

If remediation is required, we will seek cleanup funding through a Brownfields grant, or a Maine Revolving Loan Fund grantee, private financing by a business, and or apply to the Maine Department of Environmental Protection's Groundwater Cleanup Fund.

Lincoln can also provide Town tax increment financing (TIF), to many of the businesses that want to invest in the Brownfield area. We have already adopted a plan to provide 35 percent of all new tax property tax revenue generated from new Brownfield located businesses to be used to further develop and remediate. Lincoln is a Federal Opportunity Zone that provides further tax incentives for investors to re-invest their unrealized capital gains into **Opportunity** Funds. Opportunity Zones have been designed to spur economic development by providing tax benefits to investors, and Lincoln has joined with Acadia Capital Management, and affiliate of Eastern Maine Development Corporation to form the first municipally operated Opportunity Zone Fund in the nation.

### **1.c.ii. Use of Existing Infrastructure**

The Town's existing infrastructure is conducive for new businesses in both Brownfield zones. Current infrastructure which will be utilized includes: railroad siting, 3-phase power, natural gas, fiber internet options, a local/regional airport, interstate 95 access, public water, and sewer. LP&T has a waste water treatment plant that can be rehabilitated to enhance any business that requires discharge of large volumes of process water. A natural gas line and two electrical substations are available for reuse.

Lincoln has already begun discussions with the Economic Development Administration (EDA) and will apply for a grant to improve access to the Brownfields sites and make other infrastructure improvements that will stimulate business investment and job growth. Lincoln's workforce asset is the Northern Penobscot Technical Center. They provide technical education and training to workers. This enables them to obtain technical skills and knowledge for future careers in a variety of programs.

**2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT 2.a. Community Need 2.a.i. The Community's Need for Funding** Lincoln is a small community (5,085 people) and is not able to place an additional tax burden on our population. We struggle to prioritize essential services to our community. Rising municipal service costs and reduced state funding has put a severe strain on our budget. There is no additional town or state funding to conduct an environmental assessment on any property without eliminating or significantly reducing current essential services. Lincoln's need for this redevelopment comes at a time of reduced state fiscal aid to all Maine municipalities. Lincoln is adjusting our budget to reflect reduced state revenue as well as the loss of property taxes due from the LP&T closure and other abandoned commercial businesses.

**2.a.ii. Threats to Sensitive Populations (1) Health or Welfare of Sensitive Populations** The Brownfields sites affect all of our community as well as the Penobscot Indian Nation, but in particular the lower income residents that live within LP&T's shadow. Our most vulnerable populations reside closest to the mill and are affected by environmental justice and environmental issues that include low income, elderly, no health insurance, fair to poor health, and youth with developmental disabilities. The highly visible LP&T is a depressing reminder of blight, economic depression, and community failure. It serves as a magnet for vandalism and unintended exposure to harmful substances such as PCB wastes, asbestos, heavy metals, VOCs, SVOCs, and unsafe structures for those (mostly youth) that frequently trespass on to the site. In addition, many of the existing houses are very old and poorly constructed. Mold, lead paint and asbestos are common. According to Recordspedia.com, reported crime in Lincoln increased by 62% over an 8-year time period. The Mill has been a victim of vandalism and theft.

The grant will allow us to evaluate threats to the community by assessing potential contaminants in the sediments, soil, soil gas, groundwater, and building materials surrounding Lincoln Motors, RSU #67, and LP&T. Sediments and water quality will also be evaluated along the Penobscot River which is frequented by residents and the Penobscot Indian Nation (PIN) for recreation and sustenance fishing. Once impacts are

known, we will be able to post potential warnings and will educate our community through community outreach to minimize contact with these materials and areas.

## (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

As can be seen in the tables below, our health statistics are sobering. Much of Lincoln is low-income and our most needy population resides near LP&T. Sensitive populations that could be impacted include the elderly, children, pregnant women, and the PIN. According to the Regionally Applied Research Efforts Report titled "The Penobscot River and Environmental Contaminants: Assessment of Tribal Exposure Through Sustenance Lifeways", PIN members relying on river sustenance diets were at risk from dioxins found in salmon and snapping turtles.

<b>Health Statistics for Penobscot County Shared Community Health Needs (2016)</b>			
	Penobscot	Maine	US
COPD Diagnosed (2011-2013)	8.0%	7.6%	6.5%
Current Asthma Adults (2011-2013)	13.4%	11.7%	9.0%
Current Asthma Youth (2011-2013)	10.9%	9.1%	NA
Mortality-all cancers per 100,000 (2007-2011)	189.4	185.5	168.7
Incidences-all cancers per 100,000 population (2007-2011)	529.9	500.1	453.4
Lung cancer incidence per 100,000 population (2007-2011)	89.8	75.5	58.6
Adult Diabetes <sup>1</sup>	9.2	8.2	9.1
Adult Obesity <sup>2</sup>	31%	29%	NA
Physical Inactivity <sup>2</sup>	23%	21%	NA
NA = Not Available, U.S. results are from the most recent available year & may differ from county and state figures. <sup>1</sup> -Centers for Disease Control & Prevention, <sup>2</sup> -countyhealth ranking.org			

Health Impact /100,000 pop.	Penobscot Indian Nation	Penobscot County	Maine	U.S.
Adult Asthma	25% <sup>4</sup>	11.6% <sup>1</sup>	10% <sup>1</sup>	9.1% <sup>1</sup>
Cancer Incidence-all cancer.	37 per 601 people <sup>4</sup>	537.2 <sup>1</sup>	480.8 <sup>1</sup>	469. <sup>1</sup>
Cancer Mortality-all cancer	4.5 % <sup>3</sup>	205.8 <sup>1</sup>	196.0 <sup>1</sup>	175.8 <sup>1</sup>
<sup>1</sup> 2012 Maine CDC State Health Assessment per 100,000 people <sup>3</sup> Tribal health office <sup>4</sup> 2012 Penobscot Nation Health Needs Assessment Report				

Newspaper articles and town meetings between 1960 and 1966 document air pollution described as a thick fog from LP&T that caused choking, gasping, coughing, as well as paint peeling off cars, bronze tarnishing quickly when exposed, and colors of house paint turning to a coffee color. Mr. Peter Briola, a local lawyer, suspected the cause was the sulfuric acid from the mill. His wife, Helen, a lifelong resident, died of cancer.

## (3) Economically Impoverished/Disproportionately Impacted Populations

The following populations were identified by Penobscot County 2016 Shared Community Health Needs as being disproportionately affected by the top health issues in Penobscot County: low-income, less than a high school education; medically underserved,



uninsured, disabilities; and people in very rural and/or geographically isolated locations. All of these conditions are in abundance in Lincoln and the Penobscot Indian Nation.

Demographic	Lincoln	Penobscot (County)	Maine	USA
Population	5,085	153,923	1,328,361	308,745,538
Median Age	44.2	44.3	44.3	37.8
High School Education or more	<b>84.4%</b>	91.4%	92.1%	87.3%
Median Household Income	<b>\$40,000</b>	\$47,886	\$53,024	\$57,652
Un-insured <sup>1</sup>	NA	11%	10%	NA
Unemployment <sup>1</sup>	NA	4.4%	3.9%	NA
Children in single-parent household <sup>1</sup>	NA	34%	32%	NA
Below Poverty Percentage	<b>16%</b>	15.9%	12.9%	14.6%
Adults and children living in poverty (2009-2013)	NA	17.0%*	13.6%	15.4%
Children living in poverty (2009-2013)	NA	20.8%	18.5%	21.6%
65+ living alone (2009-2013)	NA	40.5%	41.2%	37.7%
Source: American Fact Finder, NA-Not Available, 1-countyhealthrankings.org				

Demographic	Lincoln	Penobscot County	Maine	USA
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Median Household Income	<b>\$40,000</b>	\$47,886	\$53,024	\$57,652
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Source- American FactFinder				

According to BestPlaces.net, Lincoln has seen the job market decrease by -1.6% over the last year. Future job growth over the next ten years is predicted to be 32.6%, which is lower than the US average of 38.0%.

Key Socioeconomic Indicators for Penobscot County			
	Penobscot	Maine	US
Adults & children in poverty (2009-2013)	17.0%	13.6%	15.4%
Children living in poverty (2009-2013)	20.8%	18.5%	21.6%
65+ living alone (2009-2013)	40.5%	41.2%	37.7%
NA = Not Available Note: U.S. results are from the most recently available year which may be different than county and state figures.			

## 2.b. Community Engagement 2.b.i. Community Involvement

The Town's community engagement strategy reflects different approaches needed for different groups. A Brownfields Steering Committee (BSC) will be established and will consist of Town leaders and local community leaders to enhance the success of the program by fostering communication with the key community groups. This group will meet on a quarterly basis. Its main roles will be to select the QEP, assist in community outreach, and provide redevelopment assistance. The BSC will be composed of representatives from agencies that work with particular demographic groups such as

senior citizens, affordable housing advocates, and low-income service providers. Membership will also include the QEP, EPA and MEDEP project officers. We will provide outreach to representative groups using flyers, newsletters, and meetings to disseminate information and obtain feedback.

We will target the residents, Brownfields neighbors, real estate professionals, developers, and prospective new owners to educate them about the program. Press releases will be sent to all media contacts, community groups, and municipal offices, inviting the public to attend all meetings. We will use brochures, newsprint, television, and radio, social media, and website postings to communicate news. We anticipate face-to-face meetings with developers and area neighbors to obtain approval, answer questions, describe the process, and receive feedback. Public meetings will be held to discuss the site selection, ESA results, and redevelopment plans. We will seek community feedback. Meeting notes and documents will be available at the Town office. All communication will be in English unless an interpreter is requested, in which case the Town will provide.

**2.b.ii. Incorporating Community Input** We will capture community input from our multi approach engagement strategy. This approach will connect with all of our different population groups. Communication will take place during the entire grant, but key public and neighborhood meetings will take place before and after significant events. Feedback from the community during these meetings or at any time will be recorded and carefully considered. We will provide feedback to the public on any and all comments.

### **3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

**3.a. Description of Tasks and Activities** Our grant will be completed within three years. All of the BSC time and much of the Grant Administrator management will not be billed and will be considered as in-kind services. Public works support to conduct plowing and other activities to obtain access to the site will be an in-kind service.

**Task Description. Task 1: Grant Oversight and Community Engagement:** Within 15 days of finalizing our EPA cooperative agreement and selecting our BSC, we will release a Request for Proposals for a qualified environmental professional (QEP). We will also publicize the award through press releases and social media, on our website. We will select and contract with the QEP by the end of September. In October 2019, the QEP will begin attending BSC meetings. Simultaneously, we will do an orientation for BSC members to ensure that they understand the scope of the proposed work and the activities necessary to complete the proposed redevelopment. The BSC will review its existing site selection approach and criteria, and implement any changes deemed necessary. We will hold our first public meeting to explain the project and seek input and up-to-date information from residents and business owners. Site Selection, Phase I and Phase II assessments, as well as ABCAs, and reuse plans will be scheduled for the duration of the grant. Specific activities include: procuring a QEP in accordance with 40 CFR part 312, attending USEPA and MEDEP Brownfield Conferences, completing quarterly and annual reports, managing and entering achievements in the Assessment, Cleanup, and Redevelopment Exchange System (ACRES) quarterly from January 2020-October 2022,

and preparation of meeting materials. The Lincoln Grant Manager will supervise all of these activities with the support, when necessary of the BSC.

**Task 2: Site Inventory Expansion & Selection:** Task funds will be used to engage the BSC, municipal leaders, and the public to solicit information on potential sites. We will use information from historical records and review of community plans to identify potential new sites. Our site scoring matrix will prioritize sites based on community goals. The BSC will use the matrix to facilitate site selection. A critical task is to educate and inform landowners and encourage participation in the program.

**Task 3: Phase I & II Assessment Activities:** Specific activities include meeting preparation and attendance for each site following Phase I & II ESAs. Site specific activities undertaken by the QEP will include: 6 hazardous substance and 1 petroleum Phase I ESA to be completed in accordance with the EPA's "AAI" rule. We will review each Phase I ESA and complete and sign the USEPA's Phase I ESA review checklist. The reports will include a summary of "Recognized Environmental Conditions (RECs)". We anticipate completing 5 hazardous substance and 1 petroleum site Phase II ESAs. The Phase II ESAs will confirm or dismiss RECs associated with the Phase I ESAs. A Quality Assurance Project Plan (QAPP) will be produced for each Phase II ESA. At the completion of the Phase I and II ESAs, public meetings for each site will be conducted.

**Task 4: Site Reuse and Cleanup Planning.** The BSC will meet to select at least 2 sites for reuse and cleanup planning. Tasks will include: submittal of a Maine DEP Voluntary Remedial Action Program (VRAP) application; an Analysis of Brownfields Cleanup Alternatives (ABCA), and one public meeting to discuss the future property use and selected cleanup alternatives, and preparation of responses to public comments.

**3.b. Cost Estimates and Outputs Task 1: Cooperative Agreement Oversight and Community Outreach & Engagement:** The Lincoln personnel and Fringe @ \$21,406.83 (850 hrs./4.5% fringe); local travel of 300 miles @ \$0.58/mile = \$174.00; travel for one person to grant-required conferences (\$1,900 = \$1,000 airfare, \$600 hotel, \$300 per diem, Mileage \$69.6 {120miles}); we will also contract the QEP to assist in reporting, and preparation of meeting materials at a cost of \$11,900 (17 meetings @ \$700). The task budget also includes \$950 for public notices and \$115 for additional supplies and postage. **Outputs include** 6 meetings with the BSC, preparation of required reports, 9 community meetings, and 2 Brownfields educational public meetings. We will also update our public outreach flyer for distribution, identifying meeting schedules and educational and contact information. Means of communication will include: our web site, print and TV media, and local public access stations for advertising and special programming during the project and to promote public meetings.

**Task 2: Site Inventory Expansion & Selection:** This ongoing task includes personnel and fringe @ \$5,792.44 (230 hrs./4.5% fringe); QEP cost of \$3554.88; 470 miles @ 0.58/mile = \$272.60 for Inventory/Survey travel; and \$45 for supplies. **Outputs include** prioritized lists of investigation sites.

**Task 3: Phase I & II Assessment Activities:** The QEP will complete: 6 hazardous substance and 1 petroleum Phase I ESAs (\$4,500 x 7 = \$31,500), 5 hazardous substance Phase II ESAs (\$32,640 x 5 = \$163,200), and 1 Phase II ESA for petroleum (\$18,500). 6 QAPPs (6 x \$2,500 = \$15,000), 1 public meeting for each site will be conducted (7 x \$700 = \$4,900). This task budget also includes costs for copies, phone, and travel for our personnel. The estimates are based on communications with a current Brownfields grantee. Lincoln costs include personnel and fringe staff time @ \$1,259.22 (50 hrs./4.5% fringe), 105 miles @\$0.58/mile = \$60.90; \$40 for supplies. **Outputs include** 6 hazardous substance and 1 petroleum Phase I ESA, 5 hazardous substance and 1 petroleum Phase II ESA & SSQAPP, 7 public meetings, and a final report.

**Task 4: Site Reuse and Cleanup Planning:** Costs include personnel and fringe time \$3,022.14 (150 hrs./4.5% fringe), \$20 for supplies, and QEP cost of \$16,267.40. **Outputs include:** 2 public meetings, 2 VRAPs & ABCAs, and public comment responses

<b>Petroleum Budget</b>	<b>Task 1:</b>	<b>Task 2:</b>	<b>Task 3:</b>	<b>Task 4:</b>	<b>Total</b>
Personnel	1,205.00	723.00	120.50	482.00	2,530.50
Fringe Benefits	54.23	32.54	5.42	21.69	113.87
Travel	50.00	-	-	-	50.00
Equipment	-	-	-	-	-
Supplies	-	-	-	-	-
Contractural	700.00	950.00	26,200.00	3,500.00	31,350.00
Other					
Indirect	0.00	0.00	0.00	0.00	0.00
<b>Total Direct</b>	<b>2,009.23</b>	<b>1,705.54</b>	<b>26,325.92</b>	<b>4,003.69</b>	<b>34,044.37</b>
<b>Hazardous Budget</b>	<b>Task 1:</b>	<b>Task 2:</b>	<b>Task 3:</b>	<b>Task 4:</b>	<b>Total</b>
Personnel	19,280.00	4,820.00	1,084.50	2,410.00	27,594.50
Fringe Benefits	867.60	216.90	48.80	108.45	1,241.75
Travel	2,143.60	272.60	60.90	-	2,477.10
Equipment	-	-	-	-	-
Supplies	1,065.00	45.00	40.00	20.00	1,170.00
Contractural	11,200.00	2,604.88	206,900.00	12,767.40	233,472.28
Other	-	-	-	-	-
Indirect	0.00	0.00	0.00	0.00	0.00
<b>Total Direct</b>	<b>34,556.20</b>	<b>7,959.38</b>	<b>208,134.20</b>	<b>15,305.85</b>	<b>265,955.63</b>

**3.c. Measuring Environmental Results** We will track and measure progress through an Excel calendar spreadsheet that includes all pertinent milestones, site information, deliverable schedules, meeting dates, budgets, and accomplishments within the three-year time frame. Our BSC will be assembled following grant announcement. We will hire a QEP and any other needed professional using federal procurement guidelines in September 2019. We will complete our first phase of community outreach and Phase I ESAs in the fall 2019. Phase I and II ESAs, community outreach, and reuse plans will be completed in the spring and summer of 2020. We anticipate completing all work by July 2022. The BSC will evaluate the schedule calendar quarterly and, if appropriate, meet with the QEP to evaluate progress and to discuss corrective actions, if required.

#### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE 4.a.**

##### **Programmatic Capability 4.a.i. Organizational Structure a. Programmatic Capability i. Organizational Structure**

Lincoln, originally chartered in 1829, has a Town Council & Town Manager form of government. Richard Bronson is the Town Manager and chief executive for the municipality. The Town of Lincoln's Economic Development Director, Jay Hardy will serve as the Grant Administer for this grant. For the last three decades, Mr. Hardy has worked on development projects across the state as the Deputy Commissioner of the Maine Department of Economic and Community that housed both the federal funded and state managed Small Cities Community Development Block Grant Program (CDBG) program as well as the State Office for Waste Reduction and Recycling or as an independent consultant providing a range of services from environmental permitting to financial packaging for business development. Mr. Hardy also served as the CEO for Aggregate Recycling Corporation – a Maine based recycler of petroleum contaminated soil that participated directly in the remediation of multiple brownfields sites. Mr. Hardy has been active in a number of similar projects including the closure and redevelopment of the mill sites in Berlin and Gorham New Hampshire where he helped staff an effort supported by the Rockefeller Foundation and managed by the Appalachian Mountain Club to promote sustainable environmental / economic projects.

Joining Mr. Hardy in this effort will be Lincoln's Code Enforcement Officer, Bruce Arnold, formerly the Environmental Manager of LP&T. Melissa Quintela, Lincoln's Treasurer and Finance Director, will manage drawdowns, vendor payments, financial reporting and other financial materials. A QEP will assist in grant management.

##### **4.a.ii. Acquiring Additional Resources**

Through the continuous participation of the BSC, we will have the ability to determine if additional expertise or resources be needed to complete the projects. If needed we will engage the required resources and comply with federal procurement policies.

##### **4.b. Past Performance and Accomplishments 4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or NonFederal Assistance**

**Agreements (1) Purpose and Accomplishments** Lincoln has received a 5-year Federal Aviation Administration (FAA) grant for implementing improvements as part of the Airport Master Plan. These upgrades were necessary to meet FAA requirements. The upgrades successfully completed include: acquisition of a campground to lease out hanger space to planes, acquire a land parcel to develop an improved seaplane base, construct and maintain an aviation fueling station, acquire air easements of surrounding properties to remove obstructions, and resurfacing the runway. We are currently in the process of lengthening our runway.

##### **4.b.ii (2) Compliance with Grant Requirements**

The grant value is currently \$1,395,000. All of the tasks have been completed on schedule and in accordance with the grant requirements which includes completing all environmental permitting requirements, and historical preservation reviews. All yearly audits have demonstrated compliance.

### III.B. Threshold Criteria for Assessment Grants

#### 1. Applicant Eligibility

SEC. 101. Incorporation; Powers of the Town. The inhabitants of the Town of Lincoln shall continue to be a municipal corporation under the name of the Town of Lincoln and shall have, exercise and enjoy all the rights, immunities, powers, privileges and franchises, and shall be subject to all the duties, liabilities and obligations provided for herein, or otherwise pertaining to or incumbent upon said Town as a municipal corporation, or the inhabitants or municipal officers thereof. It may enact bylaws, regulations and ordinances not inconsistent with the Constitution and laws of the State of Maine and impose penalties for the breach thereof as provided by the laws of the State of Maine.

#### 2. Community Involvement

Lincoln shall conduct meeting at key stages of the project to inform and receive input from the public of redevelopment activities. Additionally, we will actively post and update the Town's web site, Facebook postings, news articles, public meetings, one-on-one meetings, conference presentations, face-to-face and phone conversations, traditional media, and surveys by the University of Maine. A repository of all meeting notes and documents will be available at the Town office. We recognize that low income, elderly, and the disabled consume information in different ways, so we will incorporate different strategies for the different groups as well as translation services if there are non-English speaking community members identified. All communication will be in English unless an interpreter is requested. Following the completion of the Phase I and II ESAs, public meetings for each phase will be conducted as well as prior to any reuse or redevelopment planning. Public income will always be encouraged and we will respond to all appropriate public comments.

#### 3. Expenditure of Assessment Grant Funds

The Town of Lincoln does not currently nor has the entity at any time been a recipient of a Brownfield grant.

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

Town of Lincoln Maine

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

01-6000236

\* c. Organizational DUNS:

1379303430000

### d. Address:

\* Street1:

63 Main Street

Street2:

\* City:

Lincoln

County/Parish:

Penobscot

\* State:

ME: Maine

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

04457-1496

### e. Organizational Unit:

Department Name:

Division Name:

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr .

\* First Name:

Jay

Middle Name:

\* Last Name:

Hardy

Suffix:

Title:

Economic Development Director

Organizational Affiliation:

Town of Lincoln

\* Telephone Number:

207.233.8961

Fax Number:

\* Email:

jay.hardy@lincolnmaine.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

\* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Community-wide Brownfields Assessment for Lincoln Maine

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: